116.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	601,400	/	601,400
USE VALUE:	601,400	/	601,400
ASSESSED:	601,400	/	601,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC KINLEY GEORGE &CONSTANCE
Owner 2:	TRUSTEES/MC KINLEY TRUST
Owner 3:	
Street 1:	10 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5070.000	199,300	1,600	400,500	601,400
Total Card	0.116	199,300	1,600	400,500	601,400
Total Parcel	0.116	199,300	1,600	400,500	601,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 618.72 | /Parcel: 618.72

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74430
GIS Ref	
GIS Ref	
Insp Date	09/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0002-0004.0

!9003!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	199,300	1600	5,070.	400,500	601,400		Year end	12/23/2021
2021	101	FV	193,000	1600	5,070.	400,500	595,100		Year End Roll	12/10/2020
2020	101	FV	193,000	1600	5,070.	400,500	595,100	595,100	Year End Roll	12/18/2019
2019	101	FV	180,000	1600	5,070.	406,200	587,800	587,800	Year End Roll	1/3/2019
2018	101	FV	176,400	800	5,070.	303,200	480,400	480,400	Year End Roll	12/20/2017
2017	101	FV	176,400	800	5,070.	274,600	451,800	451,800	Year End Roll	1/3/2017
2016	101	FV	176,400	800	5,070.	263,200	440,400	440,400	Year End	1/4/2016
2015	101	FV	165,600	900	5,070.	223,100	389,600	389,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:18:07

LAST REV

Date	Time
09/26/18	10:13:16
apro	

USER DEFINED

Prior Id # 1:	74430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKINLEY GEORGE	30514-23		8/5/1999	Convenience	1	No	No		George R McKinley dod 5/21/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
3/4/2013	Inspected	BR	B Rossignol
12/2/2008	Meas/Inspect	336	PATRIOT
3/13/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
8/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5070		Sq. Ft.	Site		0	70.	1.13	5									400,469						400,500	

Total AC/HA:	0.11639	Total SF/SM:	5070	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,469	Spl Credit		Total:	400,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288910
Depreciation:	89562
Depreciated Total:	199348

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	1	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
Totals			
1	4	1	

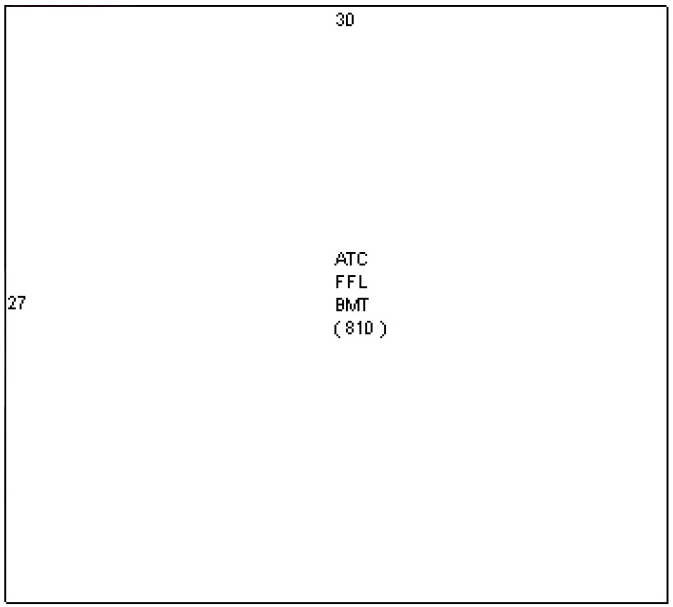
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	104.67
Final Total:	199300	Val/Su SzAd	182.26

SKETCH



Sum Area By Label :
ATC = 810
FFL = 810
BMT = 810

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	810	49.830	40,365
FFL	First Floor	810	147.000	119,070
ATC	Attic	284	147.000	41,675

Net Sketched Area:	1,904			Total:	201,110
Size Ad	1093.5	Gross Area	2430	FinArea	972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X30	A	FR	1995	3.50	T	24	101			800			800
22	Wood Deck	D	Y	1	6X10	A	AV	1995	16.00	T	19.2	101			800			800

More: N	Total Yard Items:	1,600	Total Special Featues:		Total: 1,600

IMAGE

AssessPro Patriot Properties, Inc